

RE: Application 2018/91661 Land at Walkley Terrace and Brunswick Street, Heckmondwike

Having already submitted my objection to the above application, I now find that an additional supporting document (Flood Risk Assessment) has been added to your website.

I would like to comment upon this report's content. I would also like to take the opportunity to correct my original objection.

I had stated that the developer appeared to have failed to submit the Geotechnical assessment that Planners had requested of them. I have since discovered that ARP Geotechnical LTD have prepared a desk top study on this land.

Both documents have arrived at similar conclusions, one in relation to flood risk from ground water and the second in relation to former mine workings, geological faults, contamination, ground permeability and suitable foundation options for the development's stability.

Their conclusion's?

That further detailed, on-site exploration needs to be undertaken to establish the facts and suitable mitigation of these risks.

One aspect that the Geotechnical Assessment has not addressed is the surrounding land stability as a result of cutting the eastern bank to provide the fill material for raising the development platform, asked for in your notice to the developer.

The feasibility of this development therefore cannot be established without further detailed, intrusive exploration, e.g. drilling boreholes to discover and locate mine workings, existing unknown drainage conduits, obtain sub strata and soil samples for permeability, contamination risk, as well as establishing the depth, below ground of bedrock on which to sink piles.

As this further intrusive exploration will invariably have a catastrophic effect on the ecology of the site, it seems that the probability of ruining this natural habitat and driving away its inhabitants before finding that it is not after all suitable for development is too high a price to pay.